

CITY COUNCIL  
CITY OF WICHITA  
KANSAS

City Council Meeting  
August 22, 2000, 9:00 A.M.

City Hall  
455 North Main

ORDER OF BUSINESS

- Call to Order
- Invocation – Rev. Elisha Verge, North Ash Church of the Nazarene
- Pledge of Allegiance
- Approve the minutes of the previous meeting

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AWARDS AND PRESENTATIONS

- Proclamations
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UNFINISHED BUSINESS

1. [ZON2000-00017](#) - Zone Change from Neighborhood Retail to Limited Commercial for Parcel 2; [ZON2000-00018](#) - Zone Change from Neighborhood Retail to Limited Commercial; and [CUP2000-00017](#) – Amend DP-242, Ridge Center CUP, to Allow Limited Commercial Uses and Signage on Parcels 2 and 8, Located on the Southwest Corner of 37<sup>th</sup> Street North and Ridge Road. (District V)

Staff Recommendation: Deny zone change to Limited Commercial but approve use of animal care, limited, for Parcel 2.  
Approve zone change to Limited Commercial for Parcel 8 but restrict the “LC” uses to those permitted in “NR” zoning.  
Approve the Community Unit Plan, subject to conditions.

MAPC Recommendation: Approve zone change to Limited Commercial, approve the CUP, subject to conditions.

DAB V Recommendation: Approve the zone change to Limited Commercial, approve the CUP, subject to conditions.

RECOMMENDED ACTION: Concur with the findings of the MAPC and approve the zone changes and CUP Amendment #1, subject to the recommended conditions; approve first reading of the Ordinances.

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NEW BUSINESS

2. [Report on Economic Development Activities.](#)

John Rolfe, Chamber Economic Development, will present a report on the City-County economic development activities for the first half of 2000.

RECOMMENDED ACTION: Receive and file.

3. [Wireless Communication Master Plan and Implementing Code Revisions.](#)

MAPC Recommendation: Approve.

RECOMMENDED ACTION: Adopt the Plan as element of Comprehensive Plan; approve first reading of the Ordinance.

4. [Fire Station Location Study.](#)

The Study is a proposed plan to guide future decisions as to fire facility location and apparatus/staffing deployment.

RECOMMENDED ACTION: Approve and file the Study; authorize Staff to proceed with review of specific fire station sites for return to the governing body.

5. [Amendment to Lease, Industrial Revenue Bonds, Series VII, 1999, McCormick-Armstrong Company Project. \(District VI\)](#)

The tenant and owner of the Bonds mutually seek to amend the Lease to substitute 'January 10, 2001' as the project completion date.

RECOMMENDED ACTION: Approve the Amendment and first reading of the Ordinance; authorize the necessary signatures.

6. [Designation of Preferred Developer – 2151 East 21<sup>st</sup> Street. \(District I\)](#)

The proposed development provides space for twelve (12) small businesses, parking, landscaping, and public art.

RECOMMENDED ACTION: Designate the Preferred Developer; authorize negotiation of the Agreement.

7. [Disposition of Kingsbury Property. \(District VI\)](#)

The City Council took action to refer the proposed sale of this property to the Park and Recreation Advisory Board for review/comment. The Board recommended to the City Council that it retain the land for future park and open space use. The City has received two development proposals for the use of this property.

RECOMMENDED ACTION: Release the entire property for development,  
or reject the proposals and retain the property  
in part or total for public use.

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CITY COUNCIL AGENDA

8. Board Appointments.

RECOMMENDED ACTION: Make the appointments.

9. Proclamations.

RECOMMENDED ACTION: Authorize issuance of the Proclamations.

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CONSENT AGENDA

10. Report of the Board of Bids and Contracts Dated August 21, 2000.

RECOMMENDED ACTION: Receive and file the report; approve the Contracts;  
authorize the necessary signatures.

11. Applications for Licenses to Retail Cereal Malt Beverages:

<u>Renewal</u>	<u>2000</u>	<u>(Consumption on Premises)</u>
Jesse Soria	Cholita's Mexican Restaurant Inc.*	8987 West Central.
		<u>(Consumption off Premises)</u>
John J. Leker	Farmer's Market, Inc.	2901 North Broadway
<u>Special Event</u>	<u>September 9, 2000</u>	
Chad B. Burnett	Hero's Sports Bar/Biker for Babies	836 East First Street
Jeffery Elliott	Bikers Edge/Bikers for Babies	1201 East Central

\*General/Restaurant - 50% or more of gross receipts derived from sale of food.

RECOMMENDED ACTION: Approve the licenses subject to Staff review and approval.

12. Subdivision Plans and Specifications.

RECOMMENDED ACTION: Approve and advertise for bids to be submitted to the Board of Bids.

13. Preliminary Estimates:

- a) Byron Court from the west line of Byron Street, west and south to and including the cul-de-sac to serve Woodland-Westfield Second Addition - north of Maple, west of Tyler. (472-83206/765627/490738) Does not affect existing traffic. (District V) - \$140,000.00
- b) Water line extension to serve an area along Seneca from 55th Street South to 63rd Street South and east to the railroad tracks - Seneca from 55th Street South to 63rd Street South. (448-89417/734936/635624 /185009/470606/760684) Traffic to be maintained during construction using flagpersons and barricades. (District V) - \$1,269,819.00
- c) Water distribution system to serve unplatted tracts - south of 55th Street South, east of Seneca. (448-89445/734951/470621) Traffic to be maintained during construction using flagpersons and barricades. (District V) - \$60,000.00

RECOMMENDED ACTION: Approve and file.

14. Deeds and Easements:

- a) Waterline Easement dated August 1, 2000, from Riverside Health System for tracts of land in Block 1, Osteopathic Addition to Wichita, Sedgwick County, Kansas. No cost to City. (District IV)
- b) Easement dated July 28, 2000 from Robert L. Jennings and Fleeta A. Jennings for tracts of land in Lot 1, Block A, Reynolds Addition to Wichita, Sedgwick County, Kansas. (Private Project - OCA #607861). No cost to City.
- c) Easement dated July 28, 2000 from Sis & Sons, Inc. for tracts of land in Lot 2, Block A, Reynolds Addition to Wichita, Sedgwick County, Kansas. (Private Project - OCA #607861). No cost to City.
- d) Temporary construction Easement by the Wichita Airport Authority to Board of County Commissioners of Sedgwick County for a tract of land in the west half of Section 28, Township 26 South, Range 2 East of the 6<sup>th</sup> P.M., Sedgwick County, Kansas, as platted of Colonel James Jabara Airport Second Addition. (No Cost to the City)

RECOMMENDED ACTION: Accept the documents; authorize the necessary signatures.

15. Board and Commission Minutes:

Police & Fire Retirement System, 5-24-2000  
Wichita Airport Advisory Board, 6-5-2000  
Metropolitan Area Planning Commission, 6-24-2000  
Sister Cities Advisory Board, 7-7-2000  
Wichita-Sedgwick County Board of Health, 7-13-2000  
District II Advisory Board, 7-17-2000

(Item 15 continued)

District III Advisory Board, 7-18-2000

District V Advisory Board, 7-17-2000

Wichita-Sedgwick County Board of Health, Budget Review Committee 7-21-2000

RECOMMENDED ACTION: Receive and file.

16. Consideration of Street Closures/Uses.

RECOMMENDED ACTION: Approve the street closures/uses.

17. Report on Claims Allowed – July, 2000:

<u>Name of Claimant</u>	<u>Amount</u>
Megan Jones	\$ 75.00*
Michael Mitchell	\$ 153.83
Montie & Tina McFerrin	\$ 444.78
Mary Ann Massie	\$ 108.05
Norbert J. Mersman	\$ 507.26
Jacquelyn Sue Solomon	\$ 556.47
Martha V. Hartwell	\$1,500.00
SW Bell	\$ 791.33
Jennifer M. Richardson	\$ 902.66
Jim Hammond	\$ 452.00

\*Settled for lesser amount than original claimed amount.

RECOMMENDED ACTION: Receive and file.

18. Agreements/Contracts:

- a) Professional services – Tripplett Woolf and Garretson.
- b) Settlement Agreements.
- c) Arkansas River Bank Beautification – McLean Boulevard and Lawrence-Dumont Stadium Landscaping. (District IV)

RECOMMENDED ACTION: Approve the Agreements/Contracts; authorize the necessary signatures.

19. Training Agreement with National Development Council – Housing.

RECOMMENDED ACTION: Approve the Agreement; Grant Agreement amendments; and allocation of funds.

20. Section 8 Housing Choice Vouchers for Family Unification Program.

RECOMMENDED ACTION: Approve application; authorize the necessary signatures.

21. Change Orders:

- a) [Professional](#) services.
- b) [Sanitary](#) sewer repairs. (District II)

RECOMMENDED ACTION: Approve the Change Orders; authorize the necessary signatures.

22. [HUD](#) Consolidated Plan – Substantial Amendments.

RECOMMENDED ACTION: Approve the Amendments.

23. [Industrial](#) Revenue Bond Purchase Option – Ritchie Land and Building Company. (District II)

RECOMMENDED ACTION: Adopt the Resolution; approve the documents; authorize the necessary signatures.

24. [Seneca](#) Park - Local Outdoor Recreation Grant. (District IV)

RECOMMENDED ACTION: Approve the Grant application and receipt of funds; authorize the necessary signatures.

25. [Water](#) CIP Modification.

RECOMMENDED ACTION: Approve the transfer of funds.

25A. [Emergency](#) Water CIP Modification.

RECOMMENDED ACTION: Affirm the transfer of funds.

26. Sewer Projects:

- a) [Brookhaven](#) Estates Subdivision.
- b) [Springdale](#) Lakes Addition.

RECOMMENDED ACTION: Approve the extensions; authorize the necessary signatures.

27. [Property](#) Acquisition – 11211 East Kellogg for the East Kellogg Improvement Project. (District II)

RECOMMENDED ACTION: Approve the Contract, documents, and budget; authorize the necessary signatures.

28. Sale of Surplus Property Located in the Santa Fe Orient Industrial Park. (District IV)

RECOMMENDED ACTION: Approve the Contract; authorize the necessary signatures.

29. Repair or Removal of Dangerous and Unsafe Structure – 1934 South St. Clair. (District IV)

RECOMMENDED ACTION: Adopt the Resolution scheduling the public hearing on October 17, 2000, at 11:00 a.m.

30. Second Reading Ordinances: (First read August 8, 2000)

a) Hilltop Neighborhood Revitalization Plan. (District III)

An Ordinance adopting the Hilltop Neighborhood Revitalization Plan as an amendment to the Wichita-Sedgwick County Comprehensive Plan.

b) Weed mowing.

An Ordinance making a special assessment to pay for the cost of cutting weeds in the City of Wichita, Kansas.

c) A 00-11 – south of 55th Street South, from west of Seneca to the east and west of Grove. (Districts III and IV)

An Ordinance including and incorporating certain blocks, parcels, pieces, and tracts of land within the limits and boundaries of the City of Wichita, Kansas, and relating thereto. A 00-11

RECOMMENDED ACTION: Adopt the Ordinances.

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PLANNING AGENDA

NOTICE: Public hearing on planning items is conducted by the MAPC under provisions of State law. Adopted policy is that additional hearing on zoning applications will not be conducted by the City Council unless a statement alleging (1) unfair hearing before the MAPC, or (2) alleging new facts or evidence has been filed with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting. The Council will determine from the written statement whether to return the matter to the MAPC for rehearing.

\*31. SUB 2000-10 – Plat of Bencor Second Addition Located on the Southeast Corner of 13<sup>th</sup> Street North and Waco.  
(District VI)

Staff Recommendation: Approve the plat.

MAPC Recommendation: Approve the plat.

RECOMMENDED ACTION: Approve the documents and plat;  
authorize the necessary signatures;  
adopt the Resolutions; approve  
first reading of Z-3353 Ordinance.

\*32. S/D 00-12 – Plat of Bencor Addition Located on the Southeast Corner of 13<sup>th</sup> Street North and Woodlawn.  
(District II)

Staff Recommendation: Approve the plat.

MAPC Recommendation: Approve the plat.

RECOMMENDED ACTION: Approve the plat; authorize the  
necessary signatures.

33. CON2000-00026 – Conditional Use to Allow Vehicle Sales, Outdoors on Property Zoned Limited Commercial,  
Generally Located at the Southeast Corner of 31<sup>st</sup> Street South and Meridian – 2433 West 31<sup>st</sup> Street South.  
(District IV)

Staff Recommendation: Disapprove.

MAPC Recommendation: Approve, subject to conditions.

DAB Recommendation: Disapprove.

RECOMMENDED ACTION: Concur with the findings of the MAPC  
and approve the Conditional Use, subject  
to recommended conditions; adopt the  
Resolution; OR

Return the application to the MAPC for  
reconsideration.

34. CUP2000-00022 – DP154 Hanley CUP Amendment Number 3; and Associated ZON2000-00027 – Request to  
Amend CUP 154#3 to Permit General Office Uses on Parcel 6 (“B” Multiple-Family Residential to “GO General



Office) and Amend the CUP to Permit Limited Commercial Uses on Parcel 7 (“GO” General Office to “LC” Limited Commercial) Located on the Southeast Corner of 21<sup>st</sup> Street North and Webb Road. (District II)

Staff Recommendation: Approve, subject to conditions.

MAPC Recommendation: Approve, subject to conditions.

RECOMMENDED ACTION: Concur with the findings of the MAPC and approve the zone change and CUP amendment, subject to the recommended conditions; approve first reading of the Ordinance; OR

Return the application to the MAPC for reconsideration.

35. [PUD2000-00002](#) – Zone Change Request from Street Right-of-Way and “GO” General Office to “PUD” District, Located on the Northwest Corner of Hillside and Kellogg. (District I)

Staff Recommendation: Approve, subject to platting within one year and subject to conditions.

MAPC Recommendation: Approve, subject to platting within one year and subject to conditions.

DAB I Recommendation: Deny.

RECOMMENDED ACTION: Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting; forward the Ordinance for first reading when the plat is forwarded to the City Council; OR

Return the application to the MAPC for reconsideration.

36. [ZON2000-00028](#) – Zone Change from “TF-3” Two-Family Residential to “SF-6” Single-Family Residential, Located South of Central and East of Greenwich. (District II)

Staff Recommendation: Approve, subject to replatting within one year.

MAPC Recommendation: Approve, subject to replatting within one year.

(Item 36 continued)

RECOMMENDED ACTION: Concur with the findings of the MAPC and approve the zone change, subject to the condition of replatting within one year; forward the Ordinance for first reading when the plat is forwarded to the City Council; OR

Return the application to the MAPC for reconsideration.

- \*37. [ZON2000-00029](#) – Request for Zone Change from “SF-6” Single Family Residential to “MF-18” Multi-Family Residential, Located North of Lincoln and East of Greenwich. (District II)

Staff Recommendation: Approve.

MAPC Recommendation: Approve, subject to staff comments.

RECOMMENDED ACTION: Concur with the findings of the MAPC and approve the zone change; approve first reading of the Ordinance; OR

Return the application to the MAPC for reconsideration.

- \*38. [A 00-13](#) – Annexation of Street Rights-of-Way Adjacent to Raytheon and a Portion of 119<sup>th</sup> Street West, South of 21<sup>st</sup> Street. (Districts II and V)

RECOMMENDED ACTION: Approve first reading of the Ordinance.

- \*39. [SUB2000-03](#) – Plat of Willow Place Addition Located on the South Side of 45th Street North, East of Rock Road. (District II)

RECOMMENDED ACTION: Approve the documents and Plat; adopt the Resolutions; approve first reading of Z-3357 Ordinance.

#### AIRPORT AGENDA

NOTICE: The City Council is meeting as the governing body of the Airport for consideration and action on items on this Agenda, pursuant to State law and City ordinance. The meeting of the Authority is deemed called to order at the start of this Agenda and adjourned at the conclusion

40. [Request to Lease Land – Jabara Airport.](#)

RECOMMENDED ACTION: Approve lease of property, at site to be approved, for storage facility; authorize necessary signatures.

Adjournment

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Workshop: Telecommunications Plan  
Hoover/K-42 Design concepts